057.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,300 / 838,300
					USE VALUE:	838,300 / 838,300
					ASSESSED:	838,300 / 838,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCK M SANDRA
Owner 2:	
Owner 3:	
Street 1:	28 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1920, having primarily Vinyl Exterior and 2496 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7763.000	381,300		457,000	838,300
Total Card	0.178	381,300		457,000	838,300
Total Parcel	0.178	381,300		457,000	838,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.86 | /Parcel: 335.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37882

GIS Ref

GIS Ref

Insp Date 10/03/18

!4890!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	381,300	0	7,763.	457,000	838,300		Year end	12/23/2021
2021	104	FV	360,500	0	7,763.	457,000	817,500		Year End Roll	12/10/2020
2020	104	FV	360,600	0	7,763.	457,000	817,600	817,600	Year End Roll	12/18/2019
2019	104	FV	325,600	0	7,763.	463,600	789,200	789,200	Year End Roll	1/3/2019
2018	104	FV	325,600	0	7,763.	346,000	671,600	671,600	Year End Roll	12/20/2017
2017	104	FV	304,800	0	7,763.	313,400	618,200	618,200	Year End Roll	1/3/2017
2016	104	FV	304,800	0	7,763.	300,300	605,100	605,100	Year End	1/4/2016
2015	104	FV	252,800	0	7,763.	254,600	507,400	507,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:19:04

LAST REV

Date	Time
07/25/19	10:03:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4890

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15780-220		9/1/1984		82,725	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2018	Inspected	BS	Barbara S
9/7/2018	MEAS&NOTICE	BS	Barbara S
3/16/2000	Inspected	264	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	37882
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7763		Sq. Ft.	Site		0	70.	0.84	5									457,024						457,000	

Total AC/HA:	0.17821	Total SF/SM:	7763	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	457,024	Spl Credit		Total:	457,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.01256895
Const Adj.:	0.98500049
Adj $ / SQ:	149.607
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545331
Depreciation:	164036
Depreciated Total:	381296

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

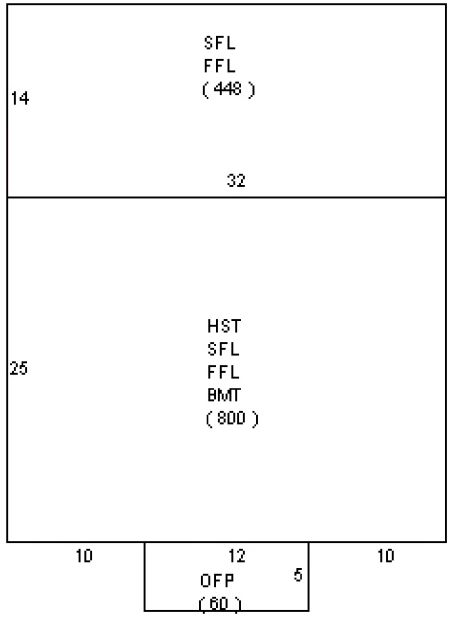
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	149.61
Special Features:	0	Val/Su Net:	101.52
Final Total:	381300	Val/Su SzAd	131.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	149.610	186,710
SFL	Second Floor	1,248	149.610	186,710
BMT	Basement	800	44.880	35,906
HST	Half Story	400	89.760	35,906
OFP	Open Porch	60	43.340	2,600

Net Sketched Area:	3,756	Total:	447,832
Size Ad	2896	Gross Area	4156	FinArea	2496
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	